



IT IS HEREBY ADJUDGED and DECREED that the below described is SO ORDERED.

Dated: November 01, 2019.

TONY M. DAVIS  
UNITED STATES BANKRUPTCY JUDGE

IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE WESTERN DISTRICT OF TEXAS  
AUSTIN DIVISION

IN RE:	§	CASE NO. 19-10686
ABIGAIL SARAH ALEXANDER aka	§	
ABBY SARAH ALEXANDER aka	§	
ABBY SARAH JAVERNICK fka	§	
ABIGAIL SARAH JAVERNICK,	§	
Debtor	§	CHAPTER 7

**AGREED ORDER GRANTING CHAPTER 7 TRUSTEE'S MOTION FOR AUTHORITY  
TO SELL REAL PROPERTY  
[DOCKET NO. 21]**

On consideration of the "Chapter 7 Trustee's Motion for Authority to Sell Real Property Free and Clear of All Interests Pursuant to 11 U.S.C. §§363(b) and 363(f) and Pay All Other Normal and Customary Closing Costs and Fees as Closing" filed by the Chapter 7 Trustee, John Ron Satija ("Trustee"), on September 20, 2019 (Docket No. 21) ("Motion to Sell"), the Response thereto filed by Regions Bank dba Regions Mortgage (hereinafter "Regions"), and the below agreement of the parties, it is

**ORDERED** that the Trustee is authorized to sell the real property located at 505 S Highland St, Ada, Pontotoc County, OK 74820 (the "Property"), which is legally described as:

**ALL OF LOTS 2 AND 3 AND THE NORTH 30 FEET OF LOT 4 IN BLOCK 18 OF  
HILL TOP ADDITION TO THE CITY OF ADA, PONTOTOC COUNTY,  
OKLAHOMA.**

for an amount sufficient to pay at closing, the full amount of all liens on the Property, including the first lien mortgage of Regions.

**FURTHER ORDERED** that, notwithstanding anything herein to the contrary, the ad valorem taxes pertaining to the Property for year 2019 shall be prorated at closing, and the liens securing payment of the property taxes, and any penalties and interest that may accrue thereon, shall remain attached to the Property until paid in full.

**FURTHER ORDERED** that the first lien mortgage of Regions shall be paid in full by the title company at the time of closing.

**FURTHER ORDERED** that, if the sales proceeds are not sufficient to pay the entire amount owed to Regions on its first lien mortgage at the time of closing, then the sale shall not close, unless and to the extent Regions agrees in writing to the title company to accept less than its full payoff amount.

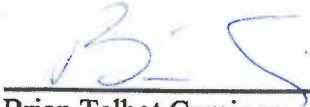
**FURTHER ORDERED** that, after payment of all liens and closing costs, the title company shall distribute all remaining proceeds to the Trustee by a check made payable to the order of "Ron Satija, Trustee" and sent to P.O. Box 660208, Austin, TX 78766.

**FURTHER ORDERED** that the Trustee is authorized and directed to execute, acknowledge and deliver any instrument or record necessary to consummate or memorialize the sale.

**FURTHER ORDERED** that the 14-day stay provided for under Federal Rule of Bankruptcy Procedure 6004(h) is waived.

**### END OF ORDER ###**

AGREED AS TO SUBSTANCE AND FORM:

  
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Brian Talbot Cumings  
State Bar No. 24082882  
Graves Dougherty Hearon & Moody, PC  
401 Congress Avenue, Suite 2700  
Austin, TX 78701  
Telephone: (512) 480-5626  
Facsimile: (512) 536-9926  
*Attorney for Chapter 7 Trustee*

  
\_\_\_\_\_  
H. Gray Burks, IV  
State Bar No. 03418320  
SHAPIRO SCHWARTZ, LLP  
13105 NW Freeway, Suite 1200  
Houston, Texas 77040  
Telephone: (713) 462-2565  
Facsimile: (847) 879-4854  
Email: [gburks@logs.com](mailto:gburks@logs.com)  
*Attorney for Regions Bank dba Regions  
Mortgage*